

## SMALL STREET HOUSES—NO. II.—VENTILATION, &amp;c.

When erecting a house, the prevention of damp rising up the walls and ventilation should be considered. To effect this I beg to propose to leave, as the works proceed, a vacancy or channel in the centre of the walls, as shewn at

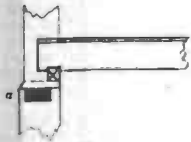


Fig. 1.

a, see fig. 1, laying over the same slabs of hard stone or slate in cement, which may be chiselled off so as to form a neat finish to the plaster round the outside of the building; this would prevent the damp rising. At various intervals small openings, with gratings communicating between this channel and the interior and exterior of the building, as shewn

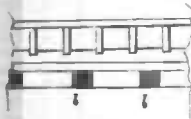


Fig. 2.

at b, fig. 2, should be made, so that a constant current of air may be driven through the openings under the floor; the openings through the walls should be more numerous than is usual, to allow the air to freely pass under the timbers, and by having a ventilator placed in the floor or skirting above, would admit the same into the room; an air-flue would be formed by the side of the flues of the chimney, with a ventilator fixed in the same at the return of the chimney-breast, just under the line of the ceiling, up which the foul air would escape at the same rate the pure air arrives from the outside through the ventilator in the floor; to facilitate the exit of the foul air one of the improved corkscrew cowls should be placed on the top of the air-flue, which being constantly kept in action by the wind, would draw off the same. By following a similar plan with the other floors, the same effect would be obtained, and for a small house, I think two air-flues would be sufficient. If at any time there should be too great a draft, the ventilator might be partially closed.

By ventilating houses of this class in this manner, there would be no necessity for opening the windows and doors, consequently less labour in keeping the rooms free from dust, and bed-rooms would not have the unpleasant smell which is frequently the case at present, after they have been shut up all night. B.

In my first letter read 350 feet instead of 320 feet.

## No. III.—PLANS.

A house as generally erected under the Building Act, to contain  $3\frac{1}{2}$  squares supl. on the ground-plan, has the following rooms:—

Front parlour 11 ft. 3 in. by 12 ft.—a full room.

The front bed-room, one-pair story, and kitchen in the basement, 14 ft. 3 in. by 12 ft.—comfortable rooms.

The three back rooms only 9 ft. by 9 ft. 6 in.—very small and inconvenient.

By increasing the number of feet supl. to be erected to 4 squares would give a much better result at a small extra expense, not above 25s.

The first outlay. Fig. 1 is the one-pair story as increased to 4 squares supl., and would have the following rooms:—

The front parlour will be 11 ft. 3 in. by 12 ft. 6 in.—6 inches wider than present plan.

The front bed-room, one-pair story, and kitchen on the basement, 14 ft. 3 in. by 12 ft. 6 in.—

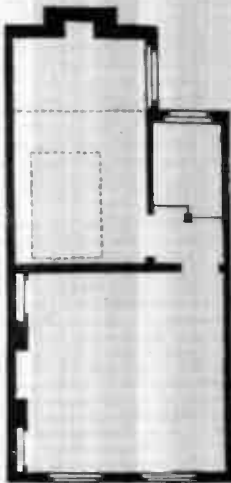
The three back rooms, 13 ft. 9 in. by 9 ft.—much better rooms, and well worth the extra expense.

As the Building Act is now under consideration, I beg to call the attention of architects and builders to this fact, as I have no doubt

many other great improvements might be suggested if the number of supl. feet to be covered be extended as before described, and the risk from fire would not be greatly increased, as only one of the party-walls would be lengthened, and that only about five feet. I am glad the subject has been noticed by one of your correspondents, Mr. Newnham, and the more it is brought forward the better, as then we might hope the referees of the Building Act would be induced to recommend some beneficial alteration. With respect to fire happening from the bed and hangings being so close to the chimney, as your correspondent remarks, I have no doubt that if the returns of the Fire Brigade were examined, it would be found that in private houses more fires occur from this cause than any other.

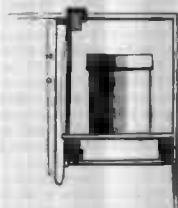
## CONTRIVANCES.

No. 1.—Cupboards and closets are useful appendages in a small house, particularly when they are obtained without encroaching upon the space devoted to the rooms. In the back



No. 1. One-pair Plan.

bed-room one-pair story (an inferior room used by the servant or children) closets for bonnets, hats, clothes, &c. could be formed as shewn in the annexed sketch, fig. 2, along all sides of the room if required, under the ceiling hung from the timbers above by small iron bars, and the fronts inclosed by sliding doors, or curtains running on rings along an iron rod to match the curtains of the bed, which would have a neat appearance. A pair of small moveable steps would be requisite to reach the closets, and be useful to get into bed.



No. 2. Cupboard.

No. 2.—In all the back rooms the fire-places may be under the windows, except the one-pair, the window of which I have shewn in fig. 1, at the side, with the whole of the brick-work projecting outside, consequently the bed would be 7 feet from the fire, as shewn, an increased extent of 6 or 7 feet superficial being in the room, and the recess (14 inches deep) over the mantel of the chimney-opening be a good situation for a few plants, summer and winter, and have a pleasing and cheerful effect; in the warm weather, when the fire is not required, a moveable board, panelled to fit, could hide the fireplace, and have the space

space of a window-back, making the whole window front complete.

No. 3.—A small ironing-board or temporary table in the front kitchen in the basement story, might be hung to the window board, of the width of the window, with two swing brackets under, so that, when not in use, it would fall down against the window back below, and be out of the way, and at night be turned up, and form the lower half of the shutter to the window, the other half of the shutter being formed in the usual way, hung with lines and weights. B.

## CADASTRE OF FRANCE.

ANCIENT surveys of foreign countries are not of the same interest to us as those of our own; but the survey or Cadastre of France, now in progress, is a very important work, and is the more interesting from its having been the moving cause, and indeed the foundation of the ordinance surveys of these kingdoms.

The French Cadastre, which is composed of the acreage partition, and of the correct delineation of each proprietorship, has been organized by the establishment of a school of geography, and the creation of a central and general agency of contributions. This agency, known under the name of the Bureau, for the direction of the direct contributors, is placed under the immediate authority of the Minister of Finance, and consists of a director, an inspector, and a comptroller, and about sixty members, who are charged with the surveillance of the department employed in taking the acreage, and in uniting uniformity of principles by communication with the best informed; and by a coincidence of ideas, which has in particular contributed to the perfect success of these operations. The valuation of the lands is confined to the municipal council, which is composed of the mayor and his assistants, and of twelve persons, selected from amongst thirty of the most intelligent persons residing within the commune; and the distribution of the lands, according to their qualities, by three resident proprietors of each commune, who are selected by the municipal council, and who are assisted by the comptroller of the direct contributors. In this same way errors are rectified which may have occurred in measuring the boundaries of proprietorships, on the complaint to this effect of any proprietor, being addressed to the prefect. *La contribution foncière* is calculated on a uniform principle, and is of a certain variable number of additional centimes, above the contributions exacted by government, to cover the expenses of the communes; the proportions of tax to territorial income is generally about one-ninth to one-tenth. In the valuation, the number of classes of land have been limited to five, from the nature of the culture. There are consequently five classes of meadow and pasture, and five of arable land.

The maps are lithographed, and are beautifully executed, to a scale of four centimetres to one hundred metres; which is equal to about 25½ inches to an English mile.

The Cadastre of France was first commenced in 1796, under an order of the Directory; but Bonaparte not approving of the mode in which it was conducted, abandoned that work, and commenced the present survey in 1807. The scale being so large, enables the surveyor to exhibit with accuracy, the smallest divisions of property. France contains about 128,000,000 of English acres, the estimated expense of the survey is 4,680,000*l.*, or rather more than 8*d.* per acre.—*Bourn's Principles and Practice of Surveying.*

## ST. MARY'S CHURCH, BENT ST. EDMUND'S.

An opportunity is now afforded to the admirer of architectural beauty, such as in all probability will never again occur. A scaffolding is erected along the whole extent of the nave on each side, which is accessible by the enclosed staircase, and as safe as a permanent gallery, and from which all the exquisite carved work of the roof may be closely inspected. Those who are not aware of the beauty of the workmanship may be induced to take advantage of the present opportunity, when we state that this roof has been pronounced by so high an authority as Mr. Pugin to be unequalled. We are sure that the inspection will open the hearts as well as gratify the taste of the spectators.—*Edw. Pugin.*